

whereupon Lessor shall be entitled to all proceeds of insurance and right of recovery against insurers on policies covering such damage or destruction. Lessee shall not have the above option if within fifteen (15) days after the occurrence Lessor extends the lease for five (5) years at a satisfactory rental to both Lessor and Lessee.

RIGHT TO MAKE ALTERATIONS

7. Lessee may make or permit any sublessee to make alterations, additions and improvements (except additional new building or buildings) to the demised premises from time to time at all times during the term of this lease or any extension or renewal thereof. However, Lessee at its option has the right to remove the distinctive features of the building within any time thirty (30) days prior to the termination of this lease, including any distinctive features as arches, etc. However, if any such distinctive features are removed, the Lessee is hereby obligated to restore the building to a sound and usable condition, reasonable wear and tear excepted, and Lessee also has the option, during the thirty (30) days prior to the termination of this lease to remove the sign and any trade fixtures from the building which it may desire. However, building must again be restored to a sound and usable condition after such removal, reasonable wear and tear excepted. However, any alterations, additions and improvements made during the last five (5) years of the original term of this lease, or during the extension of the term by the Lessee may be made only with the written consent and at the joint direction of the Lessee and Lessor.

ASSIGNMENT AND SUB-LETTING

8. Lessee may, without the consent of Lessor, assign or encumber this lease or its rights hereunder. In such event, Lessee and such Assignee, shall remain, jointly and severally, liable for the payment of all rent required to be paid hereunder and for the performance of all terms, covenants and conditions herein undertaken by Lessee. Lessee shall have the right to sublet the demised premises.

Lessee BJ-ATS

Lessor

Lessor [Signature]